

Owner:	Nichols and Dimes, LLC
Applicant:	Kenny Whitfield
Location:	2216 Wilson Road
Area:	0.2417 Acre (1.5 lots)
Request:	Rezone from R-2 to R-4
Purpose:	To construct one (1) duplex
Existing Use:	Undeveloped lot

SURROUNDING LAND USE AND ZONING

North – Single family residences and vacant lots; zoned R-2

South – Single family residences (including mobile homes); zoned R-2

East – Single family residences (including mobile homes) and old commercial garage structure; zoned R-2

West – Single family residences and vacant lots; zoned R-2

A. PUBLIC WORKS COMMENTS:

1. Wilson Road is classified on the Master Street Plan as a residential street. A dedication right-of-way 25 feet from centerline will be required.
2. Show proposed driveway location and width.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route. Route #3 (Baptist Medical Center Route) runs along Kanis Road to the north.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes and Twin Lakes “B” Neighborhood Associations were notified of the public hearing.